LOT 199
IN OR 2111/1617
PT OR 1666/616

HUFFORD CONSTANCE L
86009 PARIS PLACE
YULEE, FL 32097

**2026**

**42-2N-27-4370-0199-0000**

## BUILDING CHARACTERISTICS

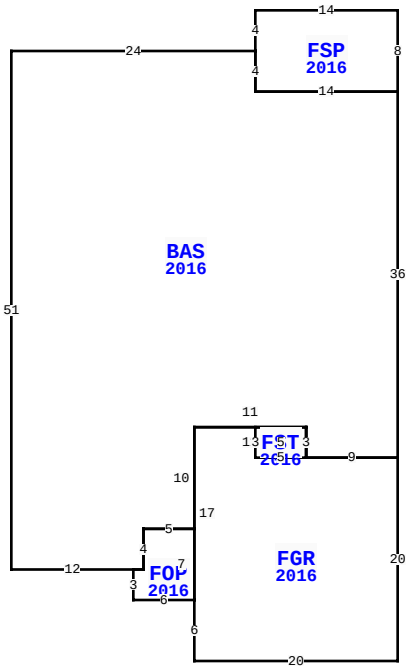
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4071.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,609 | 100 | 2016 | 1,609 | 191,128 |
| FGR | 433 | 55 | 2016 | 238 | 28,271 |
| FOP | 38 | 30 | 2016 | 11 | 1,306 |
| FSP | 112 | 40 | 2016 | 45 | 5,346 |
| FST | 15 | 55 | 2016 | 8 | 950 |
| TOTALS | 2,207 | | | 1,911 | 227,002 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,911 | 118.0263 | 123.93 | 236,830 | 2016 | 2016 | 0 | 0 | 0 | 4.15 | 95.85 |

1 SINGLE FAM 100% - 2018 Heated Area: 1609 HX Base Yr 2018




86009 PARIS PL, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 05/17/2022 NW | LGL DATE | |
| XF DATE | | LAND DATE | 03/27/2026 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 227,002 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 282,002 |
| SOH/AGL Deduction | | 72,553 |
| ASSESSED VALUE | | 209,449 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 158,038 |
| TOTAL JUST VALUE | | 282,002 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 291,037 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1632015 | CO ISSUED | 0 | 10/03/2016 |
| B1632015 | NEW CONSTR | 0 | 04/05/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2111/1617 | 3/29/2017 | WD | Q | I | 02 | 194,700 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: HUFFORD CONSTANCE L | | | | | | |
| 1666/0616 | 1/28/2010 | WD | U | V | 30 | 2,491,000 |
| GRANTOR: HIDEAWAY DEVELOPMENT | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## BUILDING DIMENSIONS

FSP=[YR=2016] W14 S4 BAS=[YR=2016] W24 S51 E12
FOP=[YR=2016] S3 E6 FGR=[YR=2016] S6 E20 N20 W9
FST=[YR=2016] W5 N3 E5 S3$ N3 W11 S17$ N7 W5 S4 W1$ E1 N4 E5 N10 E11 S3 E9 N36 W14 N4$ S4 E14 N8$.

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | RES | 100 | 0003 | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS